



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	5317.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	289	100		289	29,082
BAS	1,344	100		1,344	135,244
FGR	528	55		290	29,183
FOP	98	30		29	2,919
TOTALS	2,259			1,952	196,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,952	108.6400	123.85	241,755	1987	2010	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 1633 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		196,426	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		31,080	
TOTAL MARKET VALUE		230,706	
SOH/AGL Deduction		0	
ASSESSED VALUE		230,706	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		230,706	
TOTAL JUST VALUE		230,706	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39936	RECONNECT	0	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/695	2/11/2025	WD	Q	I	05	284,000
GRANTOR: BARAK N, LLC						
GRANTEE: STEELE HERSHELL GEN						
1512/2230	4/17/2024	WD	Q	I	05	100,000
GRANTOR: WARD DILLAN SLADE						
GRANTEE: BARAK N, LLC						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

TOTAL OB/XF												3,200											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C SFR	0		RSF/MH	0.00	0.00	2.59	AC		1.00	1.00	1.00	12,000.00	12,000.00	31,080							

BUILDING NOTES	
402 NW IVY GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W48 S2 S26 E11 E37 N28 \$	
FGR=[ORIG=-48,2] W22 S24 E22 N24 \$	
BAS=[ORIG=-48,-17] E17 S17 W17 N17 \$	
POP=[ORIG=-37,28] S7 E14 N7 W14 \$	